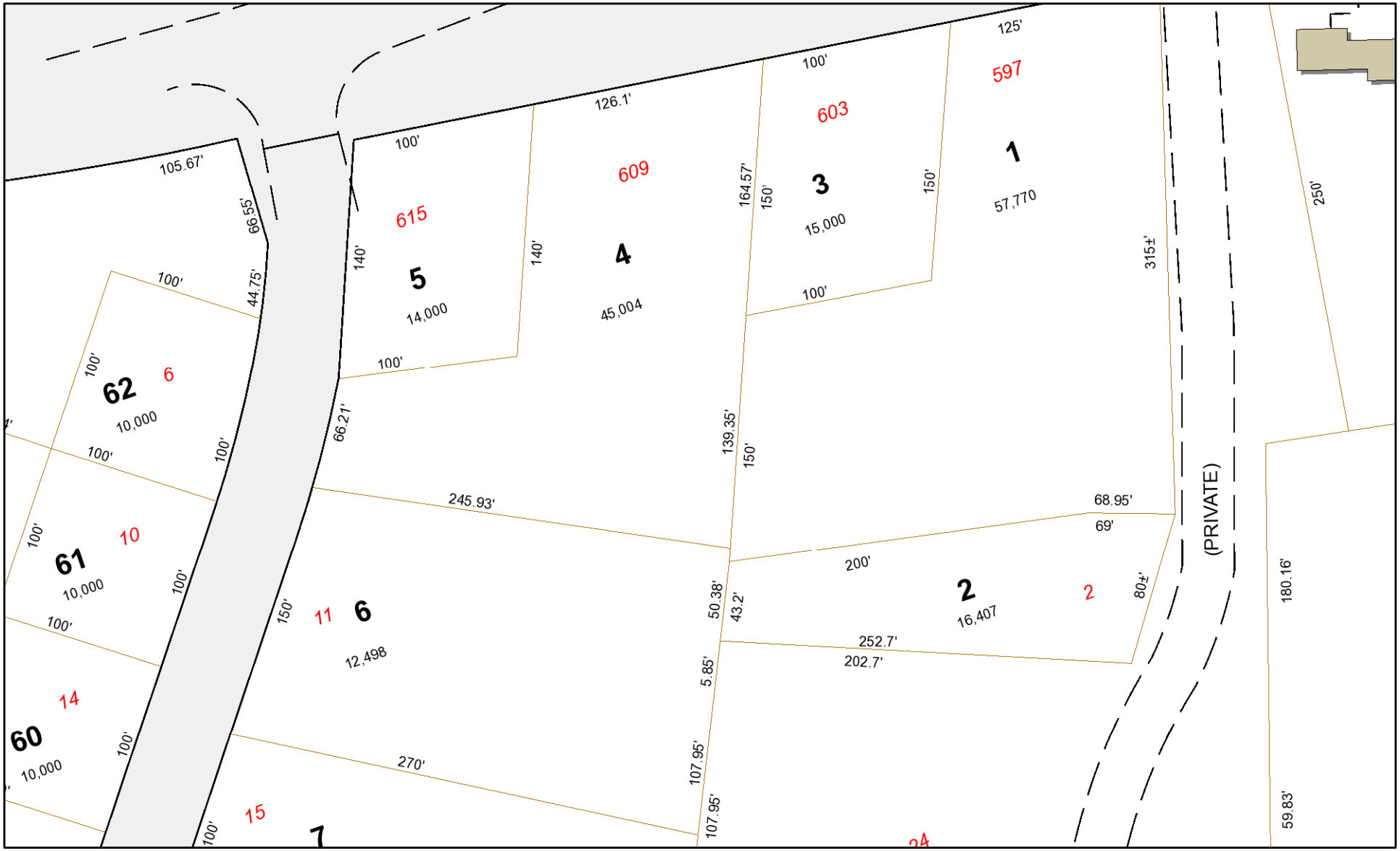
Greenland, NH

1 inch = 80 Feet

0 80 160 240

May 21, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

98

U.S. Rev. Stamp 17.05

1810 162

1810 162

Know all men by these presents

FEB 18 4 43 PM '66

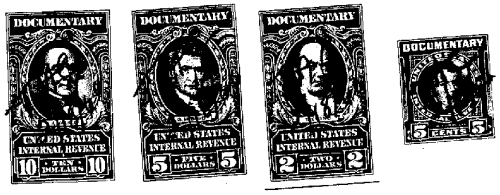
THAT, We, Tracy A. Colburn and Eula I. Colburn, of Greenland, Rockingham County, State of New Hampshire, for consideration paid, grant to Herbert Wilson and Barbara Wilson as joint tenants, with right of survivorship, and not as tenants in common, of 11 Tuttle Lane, Greenland, Rockingham County, State of New Hampshire, with WARRANTY COVENANTS,

A certain tract or parcel of land with the buildings thereon, located in Greenland, County of Rockingham and State of New Hampshire, on the easterly side of Tuttle Lane, and more particularly bounded and described as follows:

Beginning at an iron pipe on Tuttle Lane at the northwesterly corner of land now or formerly of one Brooks, thence turning and running in an easterly direction along land of said Brooks, a distance of 270 feet, more or less, to an iron pipe; thence turning and running in a general northerly direction for a distance of 100 feet, more or less, to land now or formerly of Great Bay Construction Co., Inc.; thence turning and running in a westerly direction, 260 feet, more or less, to Tuttle Lane; thence turning and running easterly along Tuttle Lane, a distance of 100 feet, more or less, to the point of beginning.

Being the same premises which we acquired by Warranty Deed of Great Bay Construction Co., Inc., dated July 17, 1962, recorded in Rockingham County Registry of Deeds, Book 1634, Page 164.

In exercising the execution of this Deed under the Power of Attorney, dated February 23, 1965, I, Eula I. Colburn do warrant that the Power of Attorney has not been revoked, and that Tracy A. Colburn has not deceased, and is presently serving with the Armed Forces of the United States of America. Said Power of Attorney to be herewith recorded in Rockingham County Registry of Deeds.



We, Tracy A. Colburn and Eula I. Colburn, being husband and wife, ~~wife~~ ~~husband~~, release to said Grantees all/our respective rights of dower/curtesy and homestead and other interest therein.

WITNESS our hands and seals this 18TH day of February, 1966

Witness: Alvin E. Taylor

Eula I Colburn
Tracy A. Colburn

By Eula I. Colburn
Eula I. Colburn, Attorney-in-Fact

The State of New Hampshire

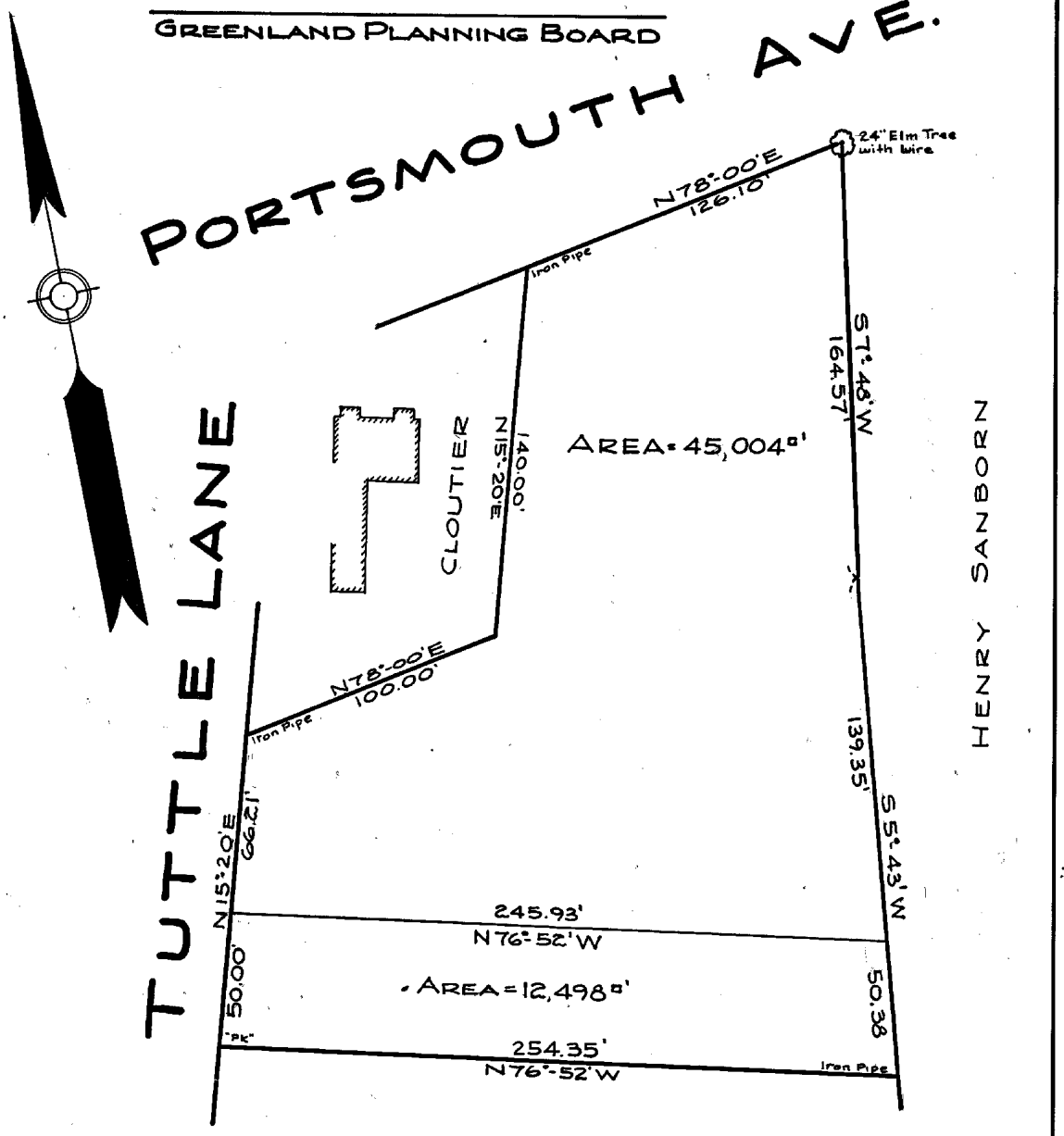
Rockingham, ss. February 18TH, 1966

Then personally appeared the above named Tracy A. Colburn by his Attorney-in-Fact, Eula I. Colburn, and Eula I. Colburn and acknowledged the foregoing instrument to be their voluntary act and deed, before me

Alvin E. Taylor
~~Notary Public~~ — Justice of the Peace.

APPROVED FOR RECORD

GREENLAND PLANNING BOARD



Approved for Subdivision
Greenland planning board
6-28-73
Ramie O. Collins
Francis J. Alexander
Ingrid Caswell
Frederick H. Brown Jr.
Herman W. Parker
Franklin W. Page

ROBERT O. DURGIN No. 11 REGISTERED LAND SURVEYOR NEW HAMPSHIRE

B-3812

PLAN OF LAND

GREENLAND, N.H.

FOR

ROBERT HUSSEY

SCALE: 1 IN = 40 FT. SEPT 1969

JOHN W. DURGIN REV. JUNE 1973

CIVIL ENGINEERS

FILE NO. 2844

PLAN NO. 3142

JUL 5 3 09 PM '73 15096

RECD ROCKINGHAM COUNTY REGISTRY OF DEEDS

KNOW ALL MEN BY THESE PRESENTS, That I, Robert Hussey of Greenland, County of Rockingham and State of New Hampshire

2206-1955

for consideration paid, grant to Herbert A. Wilson and Barbara T. Wilson, both of Greenland, County of Rockingham and State of New Hampshire

with warranty covenants to the said Herbert A. Wilson and Barbara T. Wilson

as joint tenants with rights of survivorship, the following:

A certain tract or parcel of land situate on Tuttle Lane, Greenland, County of Rockingham and State of New Hampshire, as more particularly shown on "Plan of Land, Greenland, N.H. for Robert Hussey, Scale 1 in = 40 ft. Sept. 1969, revised June 1973, John W. Durgin, Civil Engineers, File No.2844, Plan No.3142, duly recorded in Rockingham County Registry of Deeds as Plan No.B-3812, more particularly bounded and described as follows:

Beginning at a point on the Easterly side of Tuttle Lane at other land of the Grantee, thence:

1. S 76° 52' E, 245.35 feet along land of the grantee to an iron pipe;
2. N 5° 43' W, by land now or formerly of Henry Sanborn, 50.38 feet to a point at other land of the grantors;
3. N 76° 52' W, 245.93 feet by land of the grantor to Tuttle Lane;
4. S 15° 20' E by Tuttle Lane 50.00 feet to the point of beginning.

Being a portion of the premises conveyed to Robert Hussey by deed of Leland T. Davis, Deputy Sheriff of the County of Rockingham and State of New Hampshire, dated April 28, 1966 and recorded in Rockingham County Registry of Deeds at Book 1826, Page 219.

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
JUL 20 '73
P.B. 10665
$4.50

Jul 20 3 04 PM '73
ROCK. ROCKINGHAM COUNTY REGISTRY OF DEEDS
16400

Anne B. Hussey, *wife/~~husband~~ of said grantor*, *release*s *to said grantees*, *all rights of dower / ~~curtesy~~ and homestead and other interests therein.*

~~Witness~~, our *hand*s *and seal*s *this* 17th *day of* July, *19* 73

Harold F. Ayles
to both

Robert M. Hussey

Anne B. Hussey

State of New Hampshire

Rockingham *ss.:* July 17, *A. D. 19* 73

Personally appeared Robert M. Hussey and Anne B. Hussey *known to me, or satisfactorily proven, to be the person*s *whose name*s are *subscribed to the foregoing instrument and acknowledged that* they *~~he~~ executed the same for the purposes therein contained.*

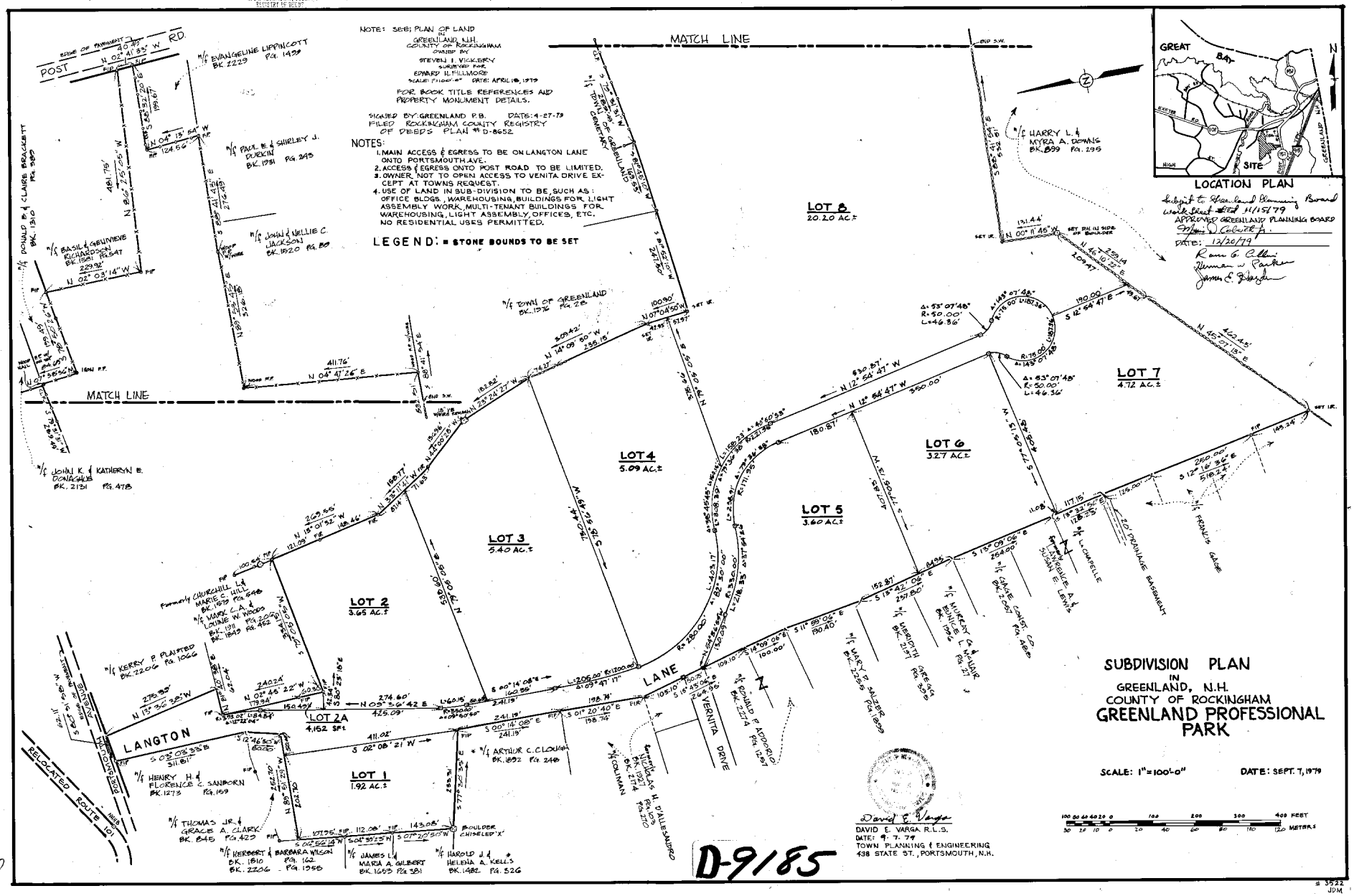
Before me,

Harold F. Ayles
Justice of the Peace — ~~Notary Public~~

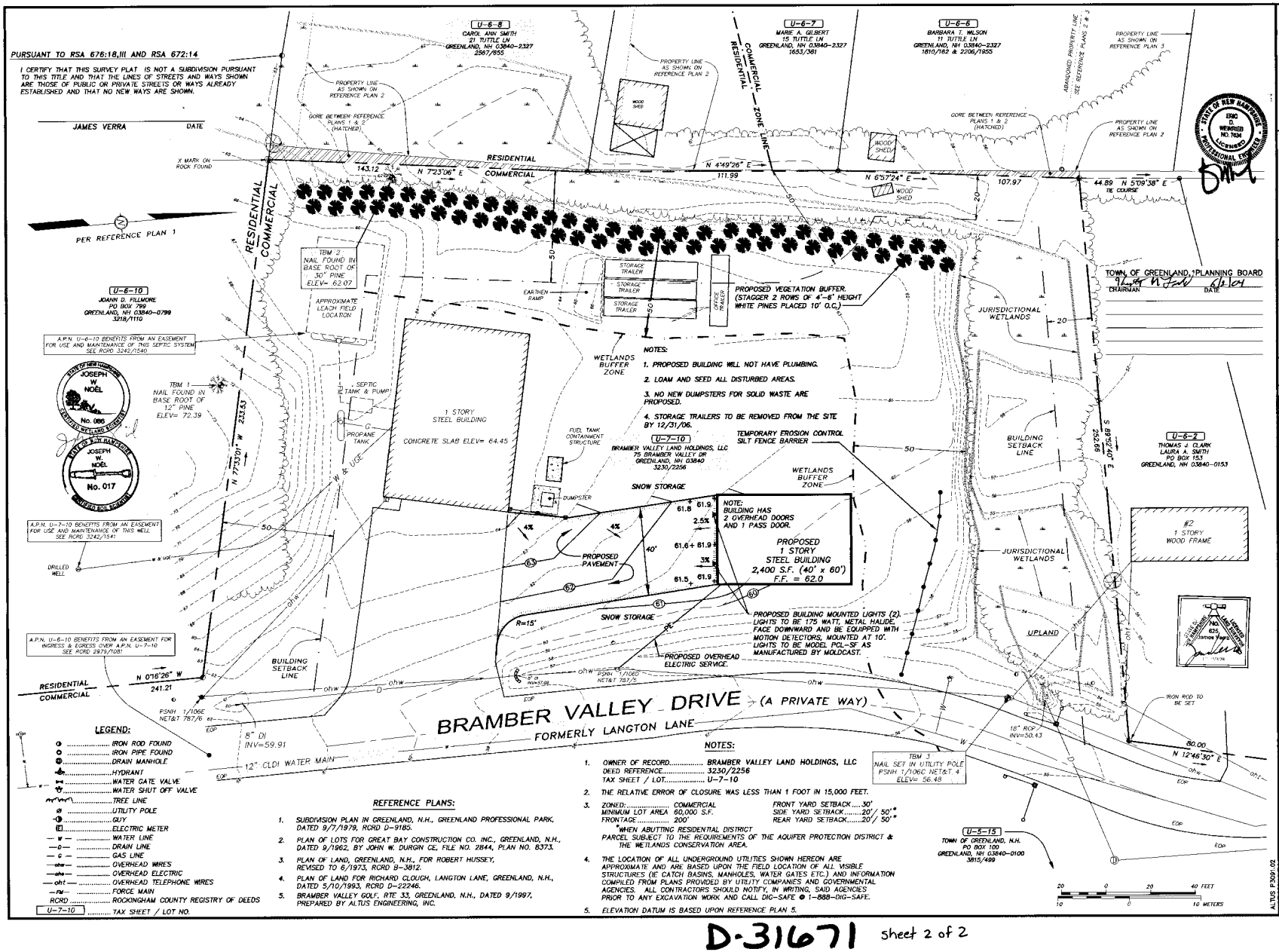
1979 DEC 21 A 10:20

ROCKINGHAM COUNTY REGISTRY OF DEEDS

32076


NOTE: SEE; PLAN OF LAND IN GREENLAND, N.H. COUNTY OF ROCKINGHAM OWNED BY STEVEN I. VICKERY SURVEYED FOR EDWARD H. FILLMORE SCALE: 1"=100'-0" DATE: APRIL 18, 1979
FOR BOOK TITLE REFERENCES AND PROPERTY MONUMENT DETAILS.
SIGNED BY GREENLAND P.B. DATE: 9-27-79
FILED ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN # D-8652
NOTES:
1. MAIN ACCESS & EGRESS TO BE ON LANGTON LANE ONTO PORTSMOUTH AVE.
2. ACCESS & EGRESS ONTO POST ROAD TO BE LIMITED.
3. OWNER NOT TO OPEN ACCESS TO VENITA DRIVE EXCEPT AT TOWNS REQUEST.
4. USE OF LAND IN SUB-DIVISION TO BE, SUCH AS: OFFICE BLDGS., WAREHOUSING, BUILDINGS FOR LIGHT ASSEMBLY WORK, MULTI-TENANT BUILDINGS FOR WAREHOUSING, LIGHT ASSEMBLY, OFFICES, ETC. NO RESIDENTIAL USES PERMITTED.
LEGEND: ■ STONE BOUNDS TO BE SET
MATCH LINE
POST RD.
LANGTON LANE
VERNITA DRIVE
RELOCATED ROUTE 101
LOT 1 1.92 AC.±
LOT 2 3.65 AC.±
LOT 2A 4,152 SF±
LOT 3 5.40 AC.±
LOT 4 5.09 AC.±
LOT 5 3.60 AC.±
LOT 6 3.27 AC.±
LOT 7 4.72 AC.±
LOT 8 20.20 AC.±
LOCATION PLAN
GREAT BAY
SITE
HIGH
GREENLAND
Subject to Greenland Planning Board public hearing 11/15/79
APPROVED GREENLAND PLANNING BOARD
DATE: 12/20/79
SUBDIVISION PLAN IN GREENLAND, N.H. COUNTY OF ROCKINGHAM GREENLAND PROFESSIONAL PARK
SCALE: 1"=100'-0"
DATE: SEPT. 7, 1979
David E. Varga
DAVID E. VARGA R.L.S.
DATE: 9-7-79
TOWN PLANNING & ENGINEERING
438 STATE ST., PORTSMOUTH, N.H.
D-9185
3522
JDM

2004 JUN -3 AM 8:36


PURSUANT TO RSA 676:18,III AND RSA 672:14
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
JAMES VERRA DATE
U-6-8 CAROL ANN SMITH 21 TUTTLE LN GREENLAND, NH 03840-2327 2567/855
U-6-7 MARIE A. GILBERT 15 TUTTLE LN GREENLAND, NH 03840-2327 1653/381
U-6-6 BARBARA T. WILSON 11 TUTTLE LN GREENLAND, NH 03840-2327 1810/162 & 2206/1955
COMMERCIAL — RESIDENTIAL ZONE LINE
RESIDENTIAL COMMERCIAL
PROPERTY LINE AS SHOWN ON REFERENCE PLAN 2
PROPERTY LINE AS SHOWN ON REFERENCE PLAN 3
GORE BETWEEN REFERENCE PLANS 1 & 2 (HATCHED)
ABANDONED PROPERTY LINE SEE REFERENCE PLANS 1 & 3
WOOD SHED
X MARK ON ROCK FOUND
143.12
N 7°23'06" E
111.99
N 6°49'26" E
107.97
N 6°57'24" E
44.89 N 5°09'38" E TIE COURSE
PER REFERENCE PLAN 1
TBM 2 NAIL FOUND IN BASE ROOT OF 30" PINE ELEV= 62.07
U-6-10 JOANN D. FILLMORE PO BOX 799 GREENLAND, NH 03840-0799 3218/1110
A.P.N. U-6-10 BENEFITS FROM AN EASEMENT FOR USE AND MAINTENANCE OF THIS SEPTIC SYSTEM SEE RCRD 3242/1540
APPROXIMATE LEACH FIELD LOCATION
EARTHEN RAMP
STORAGE TRAILER
OFFICE TRAILER
PROPOSED VEGETATION BUFFER. (STAGGER 2 ROWS OF 4'-6' HEIGHT WHITE PINES PLACED 10' O.C.)
TOWN OF GREENLAND, PLANNING BOARD
CHAIRMAN DATE
JURISDICTIONAL WETLANDS
JOSEPH W NOEL No. 086 LICENSED LAND SURVEYOR NEW HAMPSHIRE
JOSEPH W. NOEL No. 017 CERTIFIED SOIL SCIENTIST NEW HAMPSHIRE
TBM 1 NAIL FOUND IN BASE ROOT OF 12" PINE ELEV= 72.39
N 7°53'01" W 233.53
SEPTIC TANK & PUMP
G PROPANE TANK
1 STORY STEEL BUILDING CONCRETE SLAB ELEV= 64.45
W & USE
NOTES:
1. PROPOSED BUILDING WILL NOT HAVE PLUMBING.
2. LOAM AND SEED ALL DISTURBED AREAS.
3. NO NEW DUMPSTERS FOR SOLID WASTE ARE PROPOSED.
4. STORAGE TRAILERS TO BE REMOVED FROM THE SITE BY 12/31/06.
WETLANDS BUFFER ZONE
FUEL TANK CONTAINMENT STRUCTURE
U-7-10 BRAMBER VALLEY LAND HOLDINGS, LLC 75 BRAMBER VALLEY DR GREENLAND, NH 03840 3230/2256
TEMPORARY EROSION CONTROL SILT FENCE BARRIER
SNOW STORAGE
DUMPSTER
NOTE: BUILDING HAS 2 OVERHEAD DOORS AND 1 PASS DOOR.
PROPOSED 1 STORY STEEL BUILDING 2,400 S.F. (40' x 60') F.F. = 62.0
61.8 61.9 61.6+ 61.9 61.5 61.9
4% 2.5% 3%
PROPOSED PAVEMENT
R=15'
PROPOSED BUILDING MOUNTED LIGHTS (2). LIGHTS TO BE 175 WATT, METAL HALIDE, FACE DOWNWARD AND BE EQUIPPED WITH MOTION DETECTORS, MOUNTED AT 10'. LIGHTS TO BE MODEL POL-SF AS MANUFACTURED BY MOLDCAST.
PROPOSED OVERHEAD ELECTRIC SERVICE.
BUILDING SETBACK LINE
U-6-2 THOMAS J. CLARK LAURA A. SMITH PO BOX 153 GREENLAND, NH 03840-0153
#2 1 STORY WOOD FRAME
UPLAND
A.P.N. U-7-10 BENEFITS FROM AN EASEMENT FOR USE AND MAINTENANCE OF THIS WELL SEE RCRD 3242/1541
DRILLED WELL
A.P.N. U-6-10 BENEFITS FROM AN EASEMENT FOR INGRESS & EGRESS OVER A.P.N. U-7-10 SEE RCRD 2979/1081
N 0°16'26" W 241.21
PSNH 1/106E NET&T 787/6
8" DI INV=59.91
12" CLDI WATER MAIN
BRAMBER VALLEY DRIVE (A PRIVATE WAY)
FORMERLY LANGTON LANE
IRON ROD TO BE SET
16" ROF INV=50.43
80.00 N 12°46'30" E
TBM 3 NAIL SET IN UTILITY POLE PSNH 1/106C NET&T 4 ELEV= 56.48
U-5-15 TOWN OF GREENLAND, N.H. PO BOX 100 GREENLAND, NH 03840-0100 3915/499
LEGEND:
IRON ROD FOUND
IRON PIPE FOUND
DRAIN MANHOLE
HYDRANT
WATER GATE VALVE
WATER SHUT OFF VALVE
TREE LINE
UTILITY POLE
GUY
ELECTRIC METER
WATER LINE
DRAIN LINE
GAS LINE
OVERHEAD WIRES
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE WIRES
FORCE MAIN
RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
U-7-10 TAX SHEET / LOT NO.
REFERENCE PLANS:
1. SUBDIVISION PLAN IN GREENLAND, N.H., GREENLAND PROFESSIONAL PARK, DATED 9/7/1979, RCRD D-9185.
2. PLAN OF LOTS FOR GREAT BAY CONSTRUCTION CO. INC., GREENLAND, N.H., DATED 9/1962, BY JOHN W. DURGIN CE, FILE NO. 2844, PLAN NO. 8373.
3. PLAN OF LAND, GREENLAND, N.H., FOR ROBERT HUSSEY, REVISED TO 6/1973, RCRD B-3812.
4. PLAN OF LAND FOR RICHARD CLOUGH, LANGTON LANE, GREENLAND, N.H., DATED 5/10/1993, RCRD D-22246.
5. BRAMBER VALLEY GOLF, RTE 33, GREENLAND, N.H., DATED 9/1997, PREPARED BY ALTUS ENGINEERING, INC.
NOTES:
1. OWNER OF RECORD..... BRAMBER VALLEY LAND HOLDINGS, LLC
DEED REFERENCE..... 3230/2256
TAX SHEET / LOT..... U-7-10
2. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
3. ZONED:..... COMMERCIAL
MINIMUM LOT AREA 60,000 S.F.
FRONTAGE..... 200'
FRONT YARD SETBACK....30'
SIDE YARD SETBACK.....20'/ 50'*
REAR YARD SETBACK.....20'/ 50'*
*WHEN ABUTTING RESIDENTIAL DISTRICT
PARCEL SUBJECT TO THE REQUIREMENTS OF THE AQUIFER PROTECTION DISTRICT & THE WETLANDS CONSERVATION AREA.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
5. ELEVATION DATUM IS BASED UPON REFERENCE PLAN 5.
20 0 20 40 FEET
10 0 10 METERS
ALTUS P3091.02

D-31671 sheet 2 of 2

ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
VOICE: (603) 433-2335
FAX: (603) 433-4194

James Verra and Associates, Inc.
Land Surveyors
445 Route 1 By-Pass
Portsmouth, N.H. 03801
Voice: 603.436.3557
Fax:: 603.436.8339

JOB # 21734

WETLANDS DELINEATION:

Joseph W. Noel, CPSS/CS
P.O. Box 174
South Berwick, Maine 03908
(207) 384-5587

ISSUED FOR: APPROVAL

ISSUE DATE: MARCH 19, 2004

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	03/03/04
1	PER R.P.C. REVIEW	EDW	03/11/04
2	ADD NOTE 4 PER P.B. COMMENTS	EDW	03/19/04

DRAWN BY: EDW
APPROVED BY: RLH
DRAWING FILE: 3091.02.DWG

SCALE: 1" = 20'

OWNER/APPLICANT:
BRAMBER VALLEY LAND HOLDINGS, LLC
75 BRAMBER VALLEY DRIVE
GREENLAND, NH 03840

PROJECT:
STORAGE FACILITY
BRAMBER VALLEY DRIVE
GREENLAND, N.H.

TITLE:
SITE PLAN

SHEET NUMBER:
C-2

MAIL TO

Return to:
Cynthia L. Worthen, Esq.
Pierce Atwood LLP
One New Hampshire Ave., Suite 350
Portsmouth, NH 03801

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
Thousand * Hundred 40 Dollars
DATE 12/08/2014 RO045053 $ 40.00

C/H
L-CHIP
ROA266353

047513

2014 DEC -8 AM 10: 20

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

TRANSFER FOR ESTATE PLANNING PURPOSES
MINIMUM TRANSFER TAX REQUIRED

QUITCLAIM DEED

I, BARBARA WILSON, single, of 11 Tuttle Lane, Greenland, New Hampshire 03840, for consideration paid, grant to **BARBARA WILSON, TRUSTEE OF THE BARBARA T. WILSON 2014 REVOCABLE TRUST** dated November 6, 2014, with a mailing address of 11 Tuttle Lane, Greenland, New Hampshire 03840, with QUITCLAIM COVENANTS, the following described premises:

A certain tract or parcel of land with the buildings thereon, located in Greenland, County of Rockingham and State of New Hampshire, on the easterly side of Tuttle Lane, and more particularly bounded and described as follows:

Beginning at an iron pipe on Tuttle Lane at the northwesterly corner of land now or formerly of one Brooks, thence turning and running in an easterly direction along land of said Brooks, a distance of 270 feet, more or less, to an iron pipe; thence turning and running in a general northerly direction for a distance of 100 feet, more or less, to land now or formerly of Great Bay Construction Co., Inc.; thence turning and running in a westerly direction, 260 feet, more or less, to Tuttle Lane; thence turning and running easterly along Tuttle Lane, a distance of 100 feet, more or less, to the point of beginning.

Meaning and intending to convey the same premises conveyed to Herbert Wilson and Barbara Wilson as joint tenants, with right of survivorship, and not as tenants in common by deed of Tracy A. Colburn and Eula I. Colburn dated February 18, 1966 and recorded in the Rockingham County Registry of Deeds, Book 1810, Page 162. Herbert Wilson died on March 28, 1985 and Barbara Wilson acquired title as surviving joint tenant. See Death Certificate of Herbert Wilson recorded in the Rockingham County Registry of Deeds at Book 2539, Page 1716.

No independent title examination was conducted in the preparation of this deed.

Witness my hand this 1st day of Dec., 2014.

Witness

Barbara Wilson

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 1st day of December, 2014, personally appeared the above named Barbara Wilson and acknowledged the foregoing instrument to be her voluntary act and deed.

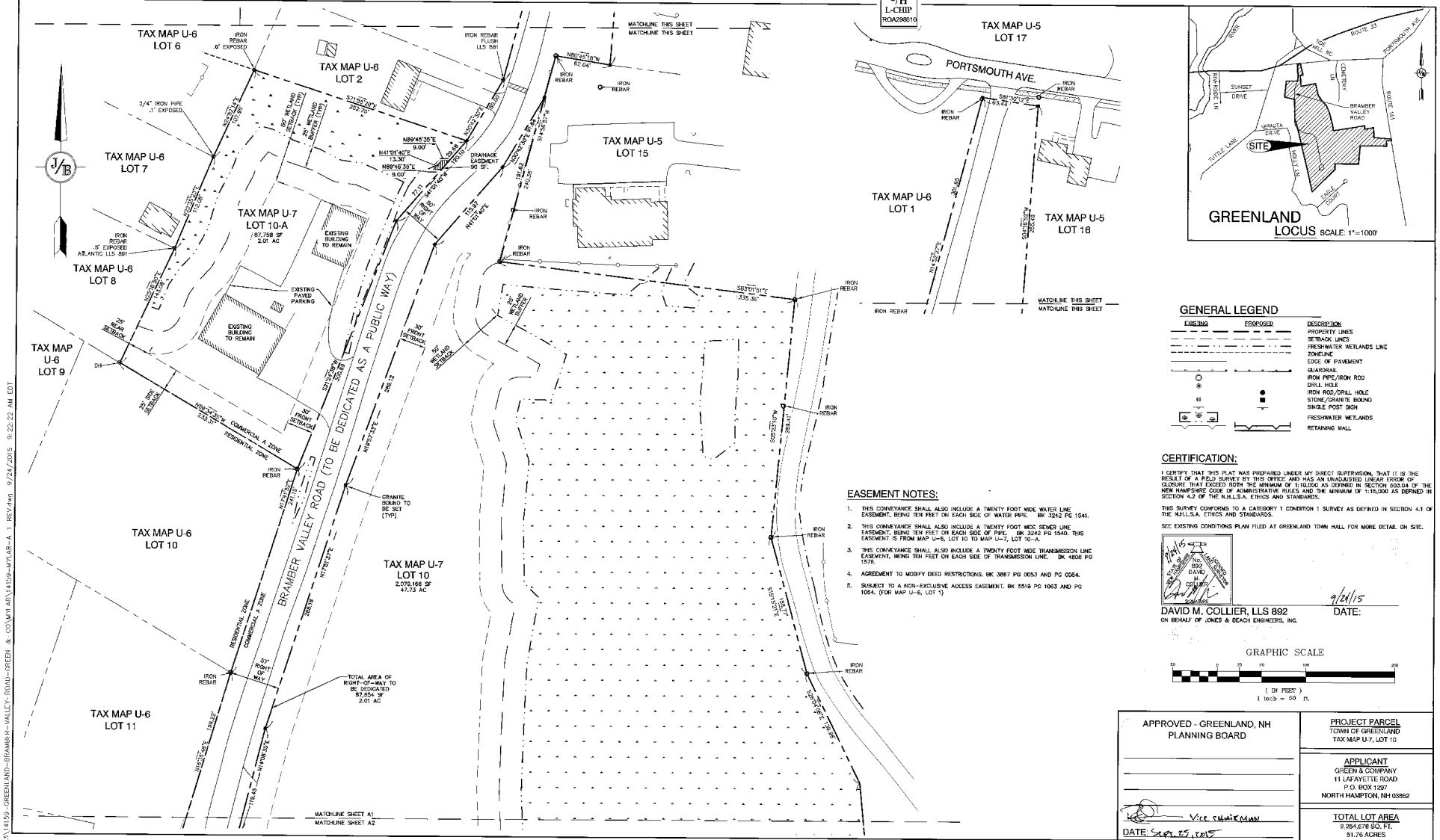
Before me,

Notary Public, State of New Hampshire
Printed Name: Marguerite F. Morgan
My Commission Expires: 9-18-18

2015 SEP 28 AM 10:55

042866

C/H
L-CHIP
ROA298610


TAX MAP U-6 LOT 6
TAX MAP U-6 LOT 2
TAX MAP U-6 LOT 7
TAX MAP U-7 LOT 10-A
87,758 SF
2.01 AC
TAX MAP U-6 LOT 8
TAX MAP U-6 LOT 9
TAX MAP U-6 LOT 10
TAX MAP U-6 LOT 11
TAX MAP U-7 LOT 10
2,079,166 SF
47.73 AC
TAX MAP U-5 LOT 15
TAX MAP U-5 LOT 17
TAX MAP U-6 LOT 1
TAX MAP U-5 LOT 16
PORTSMOUTH AVE.
BRAMBER VALLEY ROAD (TO BE DEDICATED AS A PUBLIC WAY)
MATCHLINE THIS SHEET
MATCHLINE SHEET A1
MATCHLINE SHEET A2
IRON REBAR
IRON REBAR FLUSH LLS 581
3/4" IRON PIPE .1' EXPOSED
IRON REBAR .6' EXPOSED
IRON REBAR .5' EXPOSED ATLANTIC LLS 891
DRAINAGE EASEMENT 90 SF.
EXISTING BUILDING TO REMAIN
EXISTING PAVED PARKING
GRANITE BOUND TO BE SET (TYP)
TOTAL AREA OF RIGHT-OF-WAY TO BE DEDICATED 87,854 SF 2.01 AC
53' RIGHT OF WAY
25' REAR SETBACK
30' FRONT SETBACK
50' WETLAND SETBACK
20' WETLAND SETBACK
COMMERCIAL A ZONE
RESIDENTIAL ZONE
RESIDENTIAL ZONE
COMMERCIAL A ZONE

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINES
		SETBACK LINES
		FRESHWATER WETLANDS LINE
		ZONELINE
		EDGE OF PAVEMENT
		GUARDRAIL
		IRON PIPE/IRON ROD
		DRILL HOLE
		IRON ROD/DRILL HOLE
		STONE/GRANITE BOUND
		SINGLE POST SIGN
		FRESHWATER WETLANDS
		RETAINING WALL

EASEMENT NOTES:

1. THIS CONVEYANCE SHALL ALSO INCLUDE A TWENTY FOOT WIDE WATER LINE EASEMENT, BEING TEN FEET ON EACH SIDE OF WATER PIPE. BK 3242 PG 1541.
2. THIS CONVEYANCE SHALL ALSO INCLUDE A TWENTY FOOT WIDE SEWER LINE EASEMENT, BEING TEN FEET ON EACH SIDE OF PIPE. BK 3242 PG 1540. THIS EASEMENT IS FROM MAP U-6, LOT 10 TO MAP U-7, LOT 10-A.
3. THIS CONVEYANCE SHALL ALSO INCLUDE A TWENTY FOOT WIDE TRANSMISSION LINE EASEMENT, BEING TEN FEET ON EACH SIDE OF TRANSMISSION LINE. BK 4606 PG 1578.
4. AGREEMENT TO MODIFY DEED RESTRICTIONS. BK 3867 PG 0053 AND PG 0054.
5. SUBJECT TO A NON-EXCLUSIVE ACCESS EASEMENT. BK 5519 PG 1063 AND PG 1064. (FOR MAP U-6, LOT 1)

CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEED BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

SEE EXISTING CONDITIONS PLAN FILED AT GREENLAND TOWN HALL FOR MORE DETAIL ON SITE.

9/24/15

DAVID M. COLLIER, LLS 892 — DATE: 9/24/15

ON BEHALF OF JONES & BEACH ENGINEERS, INC.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

APPROVED - GREENLAND, NH PLANNING BOARD

Vice CHAIRMAN

DATE: Sept. 23, 2015

PROJECT PARCEL
TOWN OF GREENLAND
TAX MAP U-7, LOT 10

APPLICANT
GREEN & COMPANY
11 LAFAYETTE ROAD
P.O. BOX 1297
NORTH HAMPTON, NH 03862

TOTAL LOT AREA
2,254,678 SQ. FT.
51.76 ACRES

Design: JAC	Draft: LAZ	Date: 10/21/14
Checked: JAC	Scale: AS NOTED	Project No.: 14159
Drawing Name: 14159-PLAN.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
12	9/23/15	REVISIONS PER ENGINEER	LAZ
11	9/21/15	REVISIONS PER ENGINEER	LAZ
10	9/11/15	REVISIONS PER ENGINEER	LAZ
9	9/9/15	FINAL REVISIONS PER TOWN	LAZ
8	8/27/15	FINAL REVISIONS PER TOWN	LAZ

Designed and Produced in NH
Jones & Beach Engineers, Inc.
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
Civil Engineering Services
603-772-4746 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SUBDIVISION PLAN
Project:	BRAMBER VALLEY GREENLAND, NH
Owner of Record:	JADE REALTY CORPORATION PO BOX 799, GREENLAND, NH 03840 BK 5535/PG 2930

DRAWING No.
A1
SHEET 5 OF 8
JBE PROJECT NO. 14159

D-39088 sheet 1 of 4

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597 PORTSMOUTH AVE

Location	597 PORTSMOUTH AVE	**Mblu**	0/U 6/ 1/ /
Acct#	1067	**Owner**	603 SEACOAST RESIDENTIAL AND COMM DEV
Assessment	$187,200	**Appraisal**	$187,200
PID	1204	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$0	$187,200	$187,200
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$0	$187,200	$187,200

Owner of Record

Owner	603 SEACOAST RESIDENTIAL AND COMM DEV	**Sale Price**	$425,000
Co-Owner		**Certificate**	
Address	57 VARDON LANE GREENLAND, NH 03840	**Book & Page**	5519/1065
		Sale Date	03/20/2014
		Instrument	2A

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
603 SEACOAST RESIDENTIAL AND COMM DEV	$425,000		5519/1065	2A	03/20/2014
FILLMORE DAVID C	$187,000		3684/0608	00	12/03/2001
SANBORN HENRY H 1997 TRUST	$1		3198/1782		02/07/1997
SANBORN HENRY H	$0		1273/0159		02/07/1953

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0

Replacement Cost: $0
Building Percent Good:
Replacement Cost
Less Depreciation: $0

Building Attributes	
Field	**Description**
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Usrfld 103	
Usrfld 104	
Usrfld 105	
Usrfld 106	
Usrfld 107	
Num Park	
Fireplaces	
Usrfld 108	
Usrfld 101	
Usrfld 102	
Usrfld 100	

Building Photo

(http://images.vgsi.com/photos/GreenlandNHPhotos//\00\00\27\71.jpg)

Building Layout

(ParcelSketch.ashx?pid=1204&bid=1309)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Usrfld 300	
Usrfld 301	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	101V
Description	Single Fam MDL-00
Zone	COM
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.33
Frontage	0
Depth	0
Assessed Value	$187,200
Appraised Value	$187,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$0	$187,200	$187,200
2017	$0	$138,600	$138,600
2016	$0	$138,600	$138,600

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$0	$187,200	$187,200
2017	$0	$138,600	$138,600
2016	$0	$138,600	$138,600

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Property Card: **615 PORTSMOUTH AVE**

Town of Greenland, NH

Parcel Information

Parcel ID:	U06-005-000	**Map:**	U-6
Vision ID:	1208	**Lot:**	5
Owner:	UNDERWOOD GREENLAND LLC	**Use Description:**	STORE/SHOP MDL-96
Co-Owner:		**Zone:**	COM
Mailing Address:	PO BOX 99 GREENLAND, NH 03840-0099	**Land Area in Acres:**	0.32

Sale History		Assessed Value	
Book/Page:	3467 / 0126	**Land:**	$149,100
Sale Date:	4/14/2000	**Buildings:**	$209,800
Sale Price:	$150,000	**Extra Bldg Features:**	
		Outbuildings:	
		Total:	$358,900

Building Details: Building # 1

Model:	Industrial	**Int Wall Desc 1:**	Drywall/Sheet
Living Area:	6630	**Int Wall Desc 2:**	
Appr. Year Built:		**Ext Wall Desc 1:**	Clapboard
Style:	Commercial	**Ext Wall Desc 2:**	
Stories:	2	**Roof Cover:**	Asph/F Gls/Cmp
Occupancy:	1	**Roof Structure:**	Gable/Hip
No. Total Rooms:		**Heat Type:**	Hot Water
No. Bedrooms:		**Heat Fuel:**	Oil
No. Baths:		**A/C Type:**	None
No. Half Baths:			

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Property Card: **609 PORTSMOUTH AVE**

Town of Greenland, NH

Parcel Information

Parcel ID:	U06-004-000	**Map:**	U-6
Vision ID:	1207	**Lot:**	4
Owner:	UNDERWOOD NEIL R	**Use Description:**	POST OFF
Co-Owner:		**Zone:**	COM
Mailing Address:	PO BOX 99 GREENLAND, NH 03840-0099	**Land Area in Acres:**	1.03

Sale History		Assessed Value	
Book/Page:	02310 / 1592	**Land:**	$219,900
Sale Date:	5/1/1978	**Buildings:**	$196,500
Sale Price:	$21,000	**Extra Bldg Features:**	
		Outbuildings:	
		Total:	$416,400

Building Details: Building # 1

Model:	Commercial	**Int Wall Desc 1:**	Drywall/Sheet
Living Area:	2880	**Int Wall Desc 2:**	
Appr. Year Built:		**Ext Wall Desc 1:**	Brick Veneer
Style:	Office Bldg	**Ext Wall Desc 2:**	Vinyl Siding
Stories:	1	**Roof Cover:**	Asph/F Gls/Cmp
Occupancy:	1	**Roof Structure:**	Gable/Hip
No. Total Rooms:		**Heat Type:**	Hot Water
No. Bedrooms:		**Heat Fuel:**	Oil
No. Baths:		**A/C Type:**	None
No. Half Baths:			

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11 TUTTLE LANE

Location	11 TUTTLE LANE	**Mblu**	0/U 6/ 6/ /
Acct#	1311	**Owner**	WILSON BARBARA T 2014 REVOCABLE TRUST
Assessment	$315,200	**Appraisal**	$315,200
PID	1209	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$152,700	$162,500	$315,200
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$152,700	$162,500	$315,200

Owner of Record

Owner	WILSON BARBARA T 2014 REVOCABLE TRUST	**Sale Price**	$1
Co-Owner		**Certificate**	
Address	11 TUTTLE LANE GREENLAND, NH 03840	**Book & Page**	5580/1259
		Sale Date	12/08/2014

Ownership History

Ownership History				
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Sale Date**
WILSON BARBARA T 2014 REVOCABLE TRUST	$1		5580/1259	12/08/2014
WILSON BARBARA	$0		2206/1955	

Building Information

Building 1 : Section 1

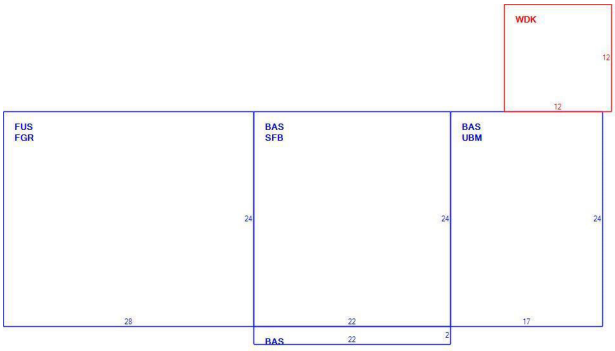
Year Built:	1961
Living Area:	1,652
Replacement Cost:	$198,701
Building Percent Good:	72
Replacement Cost Less Depreciation:	$143,100

Building Attributes	
Field	**Description**
Style	Split-Level
Model	Residential
Grade:	Average +10
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Usrfld 103	
Usrfld 104	
Usrfld 105	
Usrfld 106	
Usrfld 107	
Num Park	
Fireplaces	
Usrfld 108	
Usrfld 101	
Usrfld 102	
Usrfld 100	
Usrfld 300	
Usrfld 301	

Building Photo

(http://images.vgsi.com/photos/GreenlandNHPhotos//\00\00\27\74.jpg)

Building Layout



(ParcelSketch.ashx?pid=1209&bid=1314)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	980	980
FUS	Upper Story, Finished	672	672
FGR	Garage, Attached	672	0
SFB	Finished Raised Basement	528	0
UBM	Basement, Unfinished	408	0
WDK	Deck, Wood	144	0
		3,404	1,652

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL1	FIREPLACE 1 ST	1.00 UNITS	$2,500	1

Land

Land Use

Use Code	1010
Description	Single Fam MDL-01
Zone	COM
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.29
Frontage	0
Depth	0
Assessed Value	$162,500
Appraised Value	$162,500

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			96.00 S.F.	$700	1
SPL2	VINYL/PLASTIC			544.00 S.F.	$4,100	1
LNT	LEAN-TO			60.00 S.F.	$100	1
DRP2	DRV RES MED			1.00 UNITS	$2,000	1
LNT	LEAN-TO			72.00 S.F.	$200	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$152,600	$162,500	$315,100
2017	$149,800	$128,500	$278,300
2016	$149,800	$128,500	$278,300

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$152,600	$162,500	$315,100
2017	$149,800	$128,500	$278,300
2016	$149,800	$128,500	$278,300

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